

UNITED STATES BANKRUPTCY COURT
 Certificate of Notice Page 1 of 5
 DISTRICT OF NEW JERSEY

In Re:	Case No.:	17-33664
Charles Morelli	Chapter:	13
	Judge:	Gravelle

NOTICE OF PROPOSED PRIVATE SALE

 Charles Morelli _____, the Debtor _____, in this case proposes to sell property of the estate to the persons and on the terms described below. If you object to the sale, you must file a written objection with the Clerk of the United States Bankruptcy Court and serve it on the party listed below not later than 7 days before the hearing date.

Address of the Clerk: 402 East State Street
 Trenton NJ 08608

If an objection is filed, a hearing will be held before the Honorable _____
 Christine Gravelle _____
 on _____ May 3, 2023 _____ at 9:00 a.m. at the United States Bankruptcy Court, courtroom
 no. _____ 3 _____, 402 East State Street Trenton New Jersey _____. (Hearing date must be at least 28 days from
 the date of this notice). If no objection to the sale is filed, the clerk will enter a Certification of No Objection
 and the sale will be held as proposed.

Description of property to be sold: 1 Lorelei Drive, Howell, New Jersey

Proposed Purchaser: Sam Schachter

Sale price: \$535,0000

☒ Pursuant to D.N.J. LBR 6004-5, I request to pay the real estate broker and/or real estate attorney at closing on the terms set forth below.

Name of Professional: Raphael Gestetner/Imperial Real Estate

Amount to be paid: 2% from the non-debtor spouse's portion of the proceeds of sale.

Services rendered: Real estate Broker

Joseph M. Casello, Esq. will be paid a fee of \$1,500 for the real estate closing.

Higher and better offers will be received. They must be in writing and filed with the clerk not later than 7 days before the hearing date set forth above.

Objections must be served on, and requests for additional information directed to:

Name: Joseph M. Casello, Esq.

Address: 2317 Route 34, Suite 1A, Manasquan, NJ 08736

Telephone No.: 732-751-1766

In re:
Charles Morelli
Debtor

Case No. 17-33664-CMG
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0312-3
Date Rcvd: Apr 06, 2023

User: admin
Form ID: pdf905

Page 1 of 3
Total Noticed: 37

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
^	Addresses marked '^' were sent via mandatory electronic bankruptcy noticing pursuant to Fed. R. Bank. P. 9036.
##	Addresses marked '##' were identified by the USPS National Change of Address system as undeliverable. Notices will no longer be delivered by the USPS to these addresses; therefore, they have been bypassed. The debtor's attorney or pro se debtor was advised that the specified notice was undeliverable.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Apr 08, 2023:

Recip ID	Recipient Name and Address
db	+ Charles Morelli, 1 Lorelei Drive, Howell, NJ 07731-2845
cr	+ SN Servicing Corporation as servicer for U.S. Bank, Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, NY 10004-1734
cr	+ WELLS FARGO BANK, N.A., Phelan Hallinan & Schmieg, PC, 400 Fellowship Road, Suite 100, Mt. Laurel, NJ 08054-3437
517302936	+ 1235 Westlakes Drive, Suite 400, Berwyn, PA 19312-2416, Attn: Lev Kalman
517302974	+ First American Title Insurance Company, 1235 Westlakes Drive, Suite 400, Berwyn, PA 19312-2416, Attn: Lev Kalman, Esq.
517192086	+ First American Title Insurance Company, 50 Millstone Road, Building 200, Suite 150, East Windsor, NJ 08520-1415
517192088	+ Kimberly Morelli, 1 Lorelei Drive, Howell, NJ 07731-2845
517192091	+ Phelan Hallinan Diamond & Jones, PC, 400 Fellowship Road, Suite 100, Mount Laurel, NJ 08054-3437
517192093	+ Riker Danzig Scherer Hyland & Perretti, Headquarters Plaza, One Speedwell Avenue, Morristown, NJ 07960-6838
517268220	+ TD Bank, N.A., c/o Richard J. Tracy, III, Esq., 30 Montgomery Street, Suite 1205, Jersey City, NJ 07302-3835
517192097	+ U.S. Department of Education, P.O. Box 9003, Niagara Falls, NY 14302-9003

TOTAL: 11

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
smg	Email/Text: usanj.njbankr@usdoj.gov	Apr 06 2023 20:39:00	U.S. Attorney, 970 Broad St., Room 502, Rodino Federal Bldg., Newark, NJ 07102-2534
smg	+ Email/Text: ustpreion03.ne.ecf@usdoj.gov	Apr 06 2023 20:39:00	United States Trustee, Office of the United States Trustee, 1085 Raymond Blvd., One Newark Center, Suite 2100, Newark, NJ 07102-5235
cr	+ Email/Text: rmcowell@slgcollect.com	Apr 06 2023 20:38:00	Affinity Federal Credit Union, c/o Saldutti Law Group, 1040 North Kings Highway, Suite 100, Cherry Hill, NJ 08034-1925
517392185	+ Email/Text: rmcowell@slgcollect.com	Apr 06 2023 20:38:00	Affinity Federal Credit Union, c/o Saldutti Law Group, 1040 Kings Highway N., Suite 100, Cherry Hill, NJ 08034-1925
517192082	+ Email/Text: bankruptcy@affinityfcu.com	Apr 06 2023 20:39:00	Affinity Federal Credit Union, 73 Mountainview Boulevard, Basking Ridge, NJ 07920-2332
517192083	Email/PDF: AIS.cocard.ebn@aisinfo.com	Apr 06 2023 20:41:31	Capital One, PO Box 30285, Salt Lake City, UT 84130-0285
517256241	Email/PDF: AIS.cocard.ebn@aisinfo.com	Apr 06 2023 20:41:42	Capital One Bank (USA), N.A., PO Box 71083, Charlotte, NC 28272-1083
517267760	+ Email/Text: sbse.cio.bnc@mail@irs.gov	Apr 06 2023 20:38:00	Department of Treasury, Internal Revenue Service, P O Box 7346, Philadelphia, PA 19101-7346
517192084	+ Email/Text: electronicbkydocs@nelnet.net	Apr 06 2023 20:39:00	Dept. Of Ed/Nelnet, 3015 Parker Road, Suite 400, Aurora, CO 80014-2904
517192085	Email/Text: edbknoces@ecmc.org	Apr 06 2023 20:38:00	Dept. Of Education, P.O. Box 105028, Atlanta,

District/off: 0312-3

User: admin

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Form ID: pdf905

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			GA 30348-5028
517192089	+ Email/Text: PBNCNotifications@peritussservices.com	Apr 06 2023 20:38:00	Kohl's, P.O. Box 3115, Milwaukee, WI 53201-3115
518187043	+ Email/Text: flyersprod.inbound@axisai.com	Apr 06 2023 20:38:00	MTGLQ Investors, LP, c/o Rushmore Loan Management Services, P.O. Box 52708, Irvine, CA 92619-2708, MTGLQ Investors, LP, c/o Rushmore Loan Management Services 92619-2708
518187042	Email/Text: flyersprod.inbound@axisai.com	Apr 06 2023 20:38:00	MTGLQ Investors, LP, c/o Rushmore Loan Management Services, P.O. Box 52708, Irvine, CA 92619-2708
517192090	Email/Text: electronicbkydocs@nelnet.net	Apr 06 2023 20:39:00	Nelnet, Inc., Claims, P.O 82505, Lincoln, NE 68501-2505
517192092	Email/PDF: PRA_BK2_CASE_UPDATE@portfoliorecovery.com	Apr 06 2023 20:52:18	Portfolio Recovery Associates, LLC, 120 Corporate Boulevard, Norfolk, VA 23502
517328731	Email/PDF: PRA_BK2_CASE_UPDATE@portfoliorecovery.com	Apr 06 2023 20:52:19	Portfolio Recovery Associates, LLC, c/o Capital One Bank, N.A., POB 41067, Norfolk VA 23541
517346425	Email/PDF: PRA_BK2_CASE_UPDATE@portfoliorecovery.com	Apr 06 2023 20:52:00	Portfolio Recovery Associates, LLC, c/o Lowes, POB 41067, Norfolk VA 23541
517192094	Email/Text: bankruptcy@savit.com	Apr 06 2023 20:39:00	Savit Collection Agency, PO Box 250, East Brunswick, NJ 08816-0250
517192095	Email/PDF: gecsed@recoverycorp.com	Apr 06 2023 20:41:37	Synchrony Bank, Attn: Bankruptcy Department, P.O. Box 965061, Orlando, FL 32896-5061
517193275	+ Email/PDF: gecsed@recoverycorp.com	Apr 06 2023 20:41:37	Synchrony Bank, c/o of PRA Receivables Management, LLC, PO Box 41021, Norfolk, VA 23541-1021
517192096	Email/Text: bankruptcy@td.com	Apr 06 2023 20:39:00	TD Bank, 32 Chestnut Street, Lewiston, ME 04240
517224297	+ Email/Text: electronicbkydocs@nelnet.net	Apr 06 2023 20:39:00	U.S. Department of Education C/O Nelnet, 121 S 13TH ST, SUITE 201, LINCOLN, NE 68508-1911
518431532	^ MEBN	Apr 06 2023 20:35:21	US Bank NA, c/o SN Servicing Corporation, 323 5th Street, Eureka, CA 95501-0305
518431533	^ MEBN	Apr 06 2023 20:35:22	US Bank NA, c/o SN Servicing Corporation, 323 5th Street, Eureka, CA 95501, US Bank NA, c/o SN Servicing Corporation 95501-0305
517261613	+ Email/PDF: ais.wellsfargo.ebn@aisinfo.com	Apr 06 2023 20:52:17	Wells Fargo Bank, N.A., Wells Fargo Bank, N.A., Default Document Processing, N9286-01Y, 1000 Blue Gentian Road, Eagan MN 55121-1663
517192098	+ Email/PDF: ais.wellsfargo.ebn@aisinfo.com	Apr 06 2023 20:52:10	Wells Fargo Home Mortgage, PO Box 10335, Des Moines, IA 50306-0335

TOTAL: 26

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
517192087	##+	First Credit Services, 377 Hoes Lane, Suite 200, Piscataway, NJ 08854-4155
517261994	##+	TD Bank, N.A., c/o Schiller, Knapp,, Lefkowitz & Hertz, LLP, 950 New Loudon Road, Latham, NY 12110-2190

TOTAL: 0 Undeliverable, 0 Duplicate, 2 Out of date forwarding address

NOTICE CERTIFICATION

District/off: 0312-3

User: admin

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I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Apr 08, 2023

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on April 6, 2023 at the address(es) listed below:

Name	Email Address
Albert Russo	on behalf of Trustee Albert Russo docs@russotrustee.com
Albert Russo	docs@russotrustee.com
Denise E. Carlon	on behalf of Creditor MTGLQ Investors LP dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com
Jonathan C. Schwalb	on behalf of Creditor SN Servicing Corporation as servicer for U.S. Bank Trust National Association as Trustee of the Chalet Series IV Trust bankruptcy@friedmanvartolo.com jschwalb@ecf.courtdrive.com
Joseph Casello	on behalf of Debtor Charles Morelli jcasello@cvclaw.net jcasello627@gmail.com
Kevin Gordon McDonald	on behalf of Creditor MTGLQ Investors LP kmcdonald@kmlawgroup.com, bkgroup@kmlawgroup.com
Rebecca K. McDowell	on behalf of Creditor Affinity Federal Credit Union rmcowell@slgcollect.com anova@slgcollect.com
U.S. Trustee	USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 8